

# HISTORIC DISTRICT COMMISSION

## Meeting Minutes

November 4, 2013

### CALL TO ORDER:

Mr. Mike Troutman, Chairperson called the meeting to order at 4:00 p.m.

### ROLL CALL:

<b>Members Present:</b>	Eric Greene	Mike Troutman
	Mark Jones	Kim Tuck
	Doug Sofia	Susan Baldwin (City Comm. Liaison)

**Members Excused:** Dan Buscher

**Staff Present:** Christine Hilton, Planning Supervisor  
Glenn Perian, Senior Planner, Planning Dept.  
Marcel Stoetzel, City Attorney  
Leona Parrish, Admin. Assistant, Planning Dept.

### ADDITIONS / DELETIONS TO AGENDA: None

### APPROVAL OF PREVIOUS MINUTES:

There was discussion regarding the policy for the amount of detail required for meeting minutes.

**MOTION MADE BY MR. ERIC GREENE TO APPROVE THE MINUTES FOR THE OCTOBER 14, 2013 HISTORIC DISTRICT COMMISSION MEETING, SECONDED BY MR. KIM TUCK.**

**FOUR IN FAVOR (GREENE, SOFIA, TROUTMAN AND TUCK); ONE OPPOSED (JONES); MINUTES APPROVED**

**CORRESPONDENCE:** Three documents have been received from Chamber of Commerce, Battle Creek Unlimited, and Downtown Partnership; all three noted their support of the application submitted for a Notice to Proceed for the demolition of 17 W. Michigan Avenue on today's agenda.

### OLD BUSINESS: None

### NEW BUSINESS:

**A) 17 W. Michigan Avenue - (*Request from 25 Michigan Holdings LLC c/o 616 Development, on behalf of owner Calhoun County Land Bank, for a Notice to Proceed for demolition of structure.*)**

Mr. Jared Belka, Warner Norcross & Judd LLP, Attorney at Law, 111 Lyon Street, N.W., Grand Rapids, Michigan and Ms. Monica Clark, 616 Development, 16 Monroe Center, N.E., Grand Rapids, Michigan, were present with the consent of property owner Calhoun County Land Bank Authority. Mr. Belka stated he was thankful to be here today and discussed how this property

would complement the development of 25 W. Michigan Avenue, and shared the budget concerns regarding cost of repair and/or removal of this structure. Stated their focus is to rehab the Heritage Tower which will have a mixed use and stated this was a long term approach to develop both parcels and that in the short term this parcel would be used for parking.

Ms. Monica Clark stated their goal is to get a feel for the community needs and want this development to be what is best for the community; stated those needs have not been determined as yet and will be looking at this project as a whole.

Mr. Jones stated his concerns for the need to demolish and asked if it may be developed on its own, also asked if they have looked at other non-historical properties for parking.

Mr. Belka stated proposed project would incorporate commercial retail as well as residential uses or may be tied in with the hotel. Stated the proposal before them today is necessary to move forward with the 25 W. Michigan Avenue project to utilize the space for additional parking for the tower residents and guests.

Ms. Cheryl Beard, Commercial Development Director, Battle Creek Unlimited spoke in support of this request. Stated this parcel has been vacant for more than 5-years with little investment being made in more than 25 years, and is qualified for demolition as it a hazard to the safety of the public and is a deterrent to a major improvement project which would benefit the community. Stated the cost to renovate would be great and that this structure is currently blight to the city. Stated this project would create short term engineering and construction jobs and add roughly 200 jobs once completed in addition to commercial retail business into the downtown area. Ms. Beard stated the Downtown Partnership Committee and Chamber of Commerce also endorse and support this project and ask on behalf of the Battle Creek Unlimited Board and the Downtown Partnership Committee for their approval of this application.

Mr. Timothy Surprise, Founder & President of Arcadia Brewery in Battle Creek, stated it is a great opportunity to start with the HDC a project of this magnitude for the community. Said he remembers 17 years ago his project came before the Historic District Commission for his business and noted this new project would contribute to the economic development of the community. Said he encourages this development of 17 & 25 W. Michigan Avenue as it is a huge opportunity for the City's future and asked the Historic District Commission to vote for approval and take this opportunity to proceed forward post-haste.

Mr. Jones stated he does not want to stop the development of 25 W. Michigan Avenue, but was not in agreement with the demolition of 17 W. Michigan Avenue as he feels it is structurally sound and does not pose as a hazard to the community, and that he will vote to retain this structure.

The commission members discussed the cost of renovations; it was noted that the cost of renovation was \$6.2 million dollars and the cost of \$460 thousand dollars for demolition.

*With no others wishing to speak, Chairperson, Mr. Troutman asked commissioners for any action to be taken.*

**MOTION WAS MADE BY MR. KIM TUCK TO APPROVE THE REQUEST FOR  
A NOTICE TO PROCEED FOR DEMOLITION BASED ON THE CRITERIA**

**OUTLINED IN THE STAFF REPORT AS CRITERIA #1, #2, & #4 HAVE BEEN MET FOR PROPERTY LOCATED AT 17 W. MICHIGAN AVENUE; SECONDED BY MR. ERIC GREENE.**

**VOTE TAKEN: FOUR IN FAVOR (GREENE, SOFIA, TROUTMAN AND TUCK); AND ONE OPPOSED (JONES); MOTION CARRIED.**

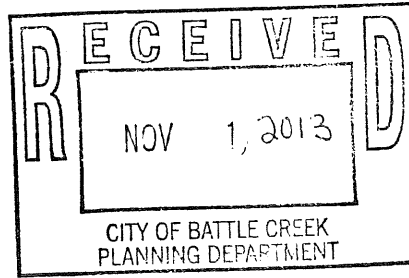
**PUBLIC COMMENTS:** None

**COMMENTS FROM COMMISSION MEMBERS AND STAFF:** None

**ADJOURNMENT:**

Mr. Mike Troutman, Chair adjourned meeting at 4: 40 P.M.

Submitted by: Leona A. Parrish, Administrative Assistant, Planning Department



One Riverwalk Centre, Suite 3A – 34 West Jackson Street, Battle Creek, MI 49017 – 269.962.4076 – Fax 269.962.6309 – [www.battlecreek.org](http://www.battlecreek.org)

November 4, 2013

Ms. Susan Bedsole  
City of Battle Creek  
Community Services Director  
10 North Division  
Battle Creek, Michigan 49014

Dear Susan,

On behalf of the members of the Battle Creek Area Chamber of Commerce and its Board of Directors, I wish to express our support for the request by 25 Michigan Holdings, Inc. to raze 17 West Michigan Avenue. 25 West Holdings, Inc. proposes to rehabilitate 25 West Michigan Avenue also known as Heritage Tower into a mixed use commercial and residential development, re-purposing 150,000 square feet of currently vacant space. The redevelopment would include retail, reception/conference space and boutique hotel rooms. The upper floors will be redeveloped into market-rate, loft apartments. Resident parking will be created in the basement of the tower. The project, however, warrants additional parking to accommodate residents and tenants.

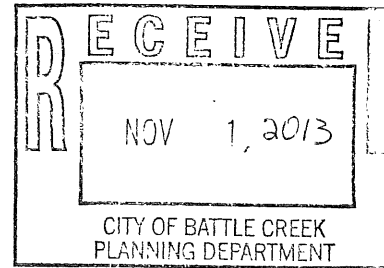
The project will result in the rehabilitation of a blighted, obsolete, and underutilized property located in the heart of downtown. Once the project is completed, the Heritage Tower operation and the various businesses it will support is expected to add 200 jobs. These jobs will no doubt favorably impact the purchasing power downtown and have the ability to attract more retail and service businesses to the city center.

The Battle Creek Area Chamber of Commerce welcomes this development opportunity and looks forward to the project being completed in spring 2015. Thank you for your generosity of time and understanding on this matter.

All my best,

A handwritten signature in cursive script that reads "Kara Beer".

Kara E. Beer  
Executive Director  
Battle Creek Area Chamber of Commerce



## RESOLUTION

WHEREAS, Battle Creek Unlimited acquired 17 West Michigan Avenue in December 2008 as part of the Downtown Transformation Initiative to stimulate private investment. Adjacent to this property is 25 West Michigan Avenue, a privately held 19-story building; and

WHEREAS, 25 Michigan Holdings, Inc. secured an option on 17 West Michigan Avenue to conduct a due diligence process for the possible redevelopment of both buildings for the project known as 269 Lofts at the Heritage; and

WHEREAS, 25 Michigan Holdings, Inc. proposes to rehabilitate 25 West Michigan Avenue into a mixed use commercial and residential development, re-purposing 150,000 square feet of currently vacant space. The redevelopment would include retail, reception/conference space and boutique hotel rooms. The upper floors will be redeveloped into market-rate, loft apartments. The estimate total capital investment is \$23.25 million and the project may add up to 200 jobs; and

WHEREAS, the proposed development has sparked interest from other developers seeking to be part of the excitement; and

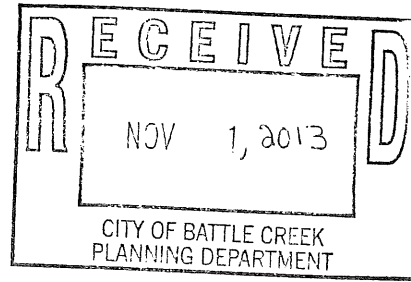
WHEREAS, 25 Michigan Holdings, Inc. has determined that 17 West Michigan Avenue must be razed to facilitate construction of additional surface parking to accommodate 25 West Michigan Avenue tenants and residents; and

WHEREAS, 25 Michigan Holdings, Inc. has indicated that it will consider a future building development at 17 West Michigan subject to the future performance and expansion needs of the development.

NOW, THEREFORE, BE IT RESOLVED, that the Battle Creek Unlimited Board of Directors supports 25 Michigan Holdings LLC's application to the Historic District Commission to demolish 17 West Michigan Avenue to create needed parking spaces for the redevelopment of 25 West Michigan Avenue.

October 10, 2013

B. Frank Brutsche



## RESOLUTION

WHEREAS, 25 Michigan Holdings, Inc. secured an option on 17 West Michigan Avenue to conduct a due diligence process for the possible redevelopment of 17 and 25 West Michigan Avenue for the project known as 269 Lofts at the Heritage; and

WHEREAS, 25 Michigan Holdings, Inc. proposes to rehabilitate 25 West Michigan Avenue into a mixed use commercial and residential development, re-purposing 150,000 square feet of currently vacant space. The redevelopment would include retail, reception/conference space and boutique hotel rooms. The upper floors will be redeveloped into market-rate, loft apartments. The estimate total capital investment is \$23.25 million and the project may add up to 200 jobs; and

WHEREAS, 17 West Michigan Avenue has been vacant for more than five years with little investment made in more than twenty-five years; and

WHEREAS, the proposed development has sparked interest from other developers seeking to be part of the excitement; and

WHEREAS, 25 Michigan Holdings, Inc. has determined that 17 West Michigan Avenue must be razed to facilitate construction of additional surface parking to accommodate 25 West Michigan Avenue tenants and residents; and

WHEREAS, 25 Michigan Holdings, Inc. has indicated that it will consider a future building development at 17 West Michigan subject to the future performance and expansion needs of the development.

NOW, THEREFORE, BE IT RESOLVED, that Battle Creek Downtown Partnership supports 25 Michigan Holdings LLC's application to the Historic District Commission to demolish 17 West Michigan Avenue to create needed parking spaces for the redevelopment of 25 West Michigan Avenue.

September 24, 2013